

The Planning Inspectorate  
National Infrastructure Planning  
Temple Quay House  
2 The Square  
Bristol  
BS1 6PN

26 February 2025

Dear Sir/Madam,

## **Planning Act 2008 – Application for Development Consent Order for One Earth Solar Farm**

### **PINS Application ref. EN010159**

#### **Introduction**

On behalf of One Earth Solar Farm Limited (the 'Applicant'), I am pleased to enclose an application for a Development Consent Order ('DCO') ('the Application') pursuant to Section 37 of the Planning Act 2008 ('PA 2008') in relation to One Earth Solar Farm ('the Proposed Development').

#### **Subject of the Application**

The Application is for a DCO for the construction, operation and maintenance, and decommissioning of a solar photovoltaic (PV) array electricity generating facility. The project includes solar PV panels, Battery Energy Storage Systems (BESS), onsite substations and associated grid connection infrastructure which will allow for the generation and export of electricity to the proposed National Grid High Marnham Substation. The Proposed Development has a grid connection agreement with National Grid allowing the export and import of 740MW of electricity to the High Marnham 400kV Substation ("High Marnham Substation").

The Application is required because the Proposed Development is classified as a Nationally Significant Infrastructure Proposed Development (NSIP) pursuant to sections 14(1)(a) and 15(1) and 15(2) of the PA 2008, as an onshore generating station in England with a capacity exceeding 50 megawatts (MW). As such, the decision on whether to grant development consent will be made by the Secretary for Energy, Security and Net Zero ('Secretary of State').

The location of the Proposed Development and its Order Limits is shown on **Location Plan [EN010159/APP/2.1]**. The Proposed Development will be located within the Order Limits (the land shown on the **Works Plans [EN010159/APP/2.3]** within which the Proposed Development can be carried out). Land within the Order Limits is known as the 'Site'.

### Application Fee and Documentation Enclosed

A fee of £8,796.00 has been submitted by BACS to the account of the Planning Inspectorate on 20<sup>th</sup> February 2025. The Planning Inspectorate confirmed on 24<sup>th</sup> February 2025 that the fee had been received.

The Application is submitted via a Sharepoint system, which has been set up for file transfer of the application documents. This was agreed with the Planning Inspectorate via email communication.

In accordance with the Planning Inspectorate's 'Nationally Significant Infrastructure Projects: Advice on the Preparation and Submission of Application Documents', a GIS shapefile showing the Order Limits for the Proposed Development and the Electronic Application Index, were issued to the Planning Inspectorate via email on 31 January 2025.

A **Section 55 Checklist [EN010159/APP/1.6]** that has been completed by the Applicant has been included within the Application to assist with the Planning Inspectorate's compliance check of the Application.

### Application Formalities

This Application is made in the form required by Section 37(3)(b) of the PA 2008 and the application documents comply with the requirements in Section 37 of the PA 2008 and those set out in:

- > The Infrastructure Planning (Applications, Prescribed Forms and Procedure) Regulations 2009 ('the APFP Regulations');
- > The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 ('the EIA Regulations');
- > MHCLG and DLUHC Guidance 'Planning Act 2008: Pre-application stage for Nationally Significant Infrastructure Proposed Developments' (April 2024);
- > MHCLG and DLUHC Guidance 'Planning Act 2008: Content of a Development Consent Order required for Nationally Significant Infrastructure Projects' (April 2024);
- > MHCLG and DLUHC Guidance 'Guidance related to procedures for the compulsory acquisition of land' (September 2013);
- > MHCLG and DLUHC Guidance 'Introduction to National Infrastructure Planning Guidance' (April 2024);
- > MHCLG Guidance 'Planning Act 2008: Application form guidance' (June 2013);
- > MHCLG and DLUHC Guidance 'Guidance on procedural requirements for major infrastructure projects' (updated December 2020);
- > MHCLG Guidance 'Associated development applications for major infrastructure projects' (April 2013); and

- > Planning Inspectorate advice 'Nationally Significant Infrastructure Projects: Advice on the Preparation and Submission of Application Documents' (updated January 2025).

The Proposed Development is an Environmental Impact Assessment (EIA) development and therefore the Application is accompanied by an **Environmental Statement ('ES')** [EN010159/APP/6.1-6.23] in accordance with the EIA Regulations.

The Application will be published (with any necessary redactions and minus any confidential documents) on the Planning Inspectorate's webpage from the point of acceptance. The confidential documents are to include:

- > Breeding Bird Baseline (**Volume 3, Appendix 6.5** of the **ES** [EN010159/APP/6.21]);
- > Great-Crested Newt Baseline (**Volume 3, Appendix 6.6** of the **ES** [EN010159/APP/6.21]); and
- > Badger, Otter and Water Vole Baseline (**Volume 3, Appendix 6.7** of the **ES** [EN010159/APP/6.21]).

### Planning Inspectorate Advice Updates

Over the course of the development of the application, the Planning Inspectorate has issued new (or updated previous) advice notes. Below summarises how the Applicant has addressed these changes.

Commitments Register – it has been noted that the Mitigation Schedule has now been renamed as a Commitments Register as per Nationally Significant Infrastructure Projects: Commitments Register guidance. The Applicant can confirm that a Commitments Register is to be submitted with the application as the **Commitments Register** [EN010149/APP/7.15].

As per the Nationally Significant Infrastructure Projects: Advice on the Preparation and Submission of Application Documents (October 2024) Annex A, the order of information submitted with the DCO has been organised to reflect this advice.

We recognise that Statements of Common Ground ('SoCG') should be submitted with the Application if available at this stage. The Applicant can confirm that they are in the process of preparing Statements of Common Ground with relevant statutory consultees, as set out in the **Planning Statement** [EN010159/APP/5.5], and these will be submitted during the course of examination if the application is accepted. The SoCGs in the process of being drafted and discussed with the relevant stakeholders include:

- Lincolnshire County Council;
- Nottingham County Council;
- Newark and Sherwood District Council;
- Bassetlaw District Council;
- West Lindsey District Council;
- Environment Agency;
- Natural England; and

## — Historic England.

As per the advice note 'Nationally Significant Infrastructure Projects: Advice on Good Design' that has recently been published (October 2024), the applicant has considered the advice during the preparation of its application for the Proposed Development.

In accordance with recent PINS Guidance 'Use of artificial intelligence in casework evidence' (September 2024), the Applicant confirms that no AI has been used either by it or its consultants in the preparation of this Application.

Potential Main Issues for the Examination (PMIE): It has been noted that the production and maintenance of an Issues Tracker through the pre-application process has been required. The issues tracker process culminates in the production of a Potential Main Issues for the Examination (PMIE) document. The Applicant can confirm that a PMIE is to be submitted with the application as **the Potential Main Issues for the Examination document [EN010159/APP/5.7]**.

Pre-application Programme Document: It has been noted that the production and maintenance of a pre-application Programme Document should be updated leading up to submission of the Application. The Applicant can confirm that an updated Pre-application Programme Document is to be submitted with the application as the **Pre-application Programme Document [EN010159/APP/1.5]**.

Supplementary pre-application components: It has been noted that PINS is in support of the development of supplementary components including the Design Approach Document, Policy Compliance Document, and Pre-application Land and Rights Negotiations Tracker. The Applicant can confirm that the supplementary pre-application components have been submitted with the application in Volumes 4 and 5 of the application.

## Proposed Development Description

A non-technical summary of the Proposed Development is included within **ES Volume 3, Non-Technical Summary [EN010159/APP/6.22]**. A more detailed technical description of the Proposed Development is included within **ES Volume 1, Chapter 5, Description of the Proposed Development [EN010159/APP/6.5]**.

## Habitat Regulation Assessment

The Application includes a **Shadow Habitat Regulation Assessment [EN010159/APP/5.2]**. The Shadow Habitat Regulation Assessment identifies that there are no predicted effects of the Humber Estuary. This Report has been prepared in accordance with the Nationally Significant Infrastructure Projects: Advice on Habitats Regulations Assessments (September 2024) and APFP Regulations 5(2)(q).

## Compulsory Acquisition

The land over which the Applicant is seeking powers of compulsory acquisition of land, rights and interests and powers of temporary possession in the **Draft DCO [EN010159/APP/3.1]** for the purposes of this Proposed Development is listed within the **Book of Reference (parts 1 to 5) [EN010159/APP/4.3]** and shown on the **Land Plan [EN010159/APP/2.2]**.

The **Statement of Reasons [EN010159/APP/4.1]** also provides details of the powers sought, as does the **Pre-application Land and Rights Negotiations Tracker [EN010159/APP/4.4]** which also provides the latest position on negotiations to date.

The **Book of Reference (parts 1 to 5) [EN010159/APP/4.3]** has been prepared and is submitted in compliance with Regulation 5(2)(d) of the APFP Regulations.

Details of the adequacy of funding is provided in the **Funding Statement [EN010159/APP/4.2]**. The Statement of Reasons and Funding Statement are submitted in compliance with Regulation 5(2)(h) of the APFP Regulations.

### Other Consents and Licences

A summary of other consents and licenses likely to be required in addition to those being requested as part of the Draft DCO is provided in the **Schedule of other Consents and Licences [EN010159/APP/5.4]**.

### Pre-Application Consultation

The Applicant has had careful regard to the pre-application guidance issued by the Government as required by section 50(3) of the PA 2008, consultation requirements of the PA 2008, the guidance and advice on pre-application consultation, and its pre-application discussions held with the Planning Inspectorate.

As required by Section 37(3)(c) of the PA 2008, the Application is accompanied by a **Consultation Report [EN010159/APP/5.1]** and supporting **appendices**, which provide details of the Applicant's compliance with sections 42, 46, 47, 48 and 49 of the PA 2008, the APFP Regulations, the EIA Regulations, and the relevant guidance.

### Other Matters

As required under Regulation 5(3) of the APFP Regulations, all plans, drawings or sections provided under Regulation 5(2) are no larger than A0 size, are drawn to an identified scale (not smaller than 1:2500) and, in the case of plans, show the direction of north. The exception to this is that some drawings and plans vary in scale due to the large size of the Proposed Development. Context would be lost for the plans provided in the Environmental Statement if they were to conform to the scale requirements required under Regulation 5(2). Drawings which are not compliant with Regulation 5(3) of the APFP Regulations are as follows:

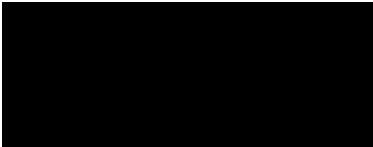
- > **Location Plan [EN010159/APP/2.1];**
- > **Height Parameter Plan [EN010159/APP/2.5];**
- > **Illustrative Masterplan [EN010159/APP/2.7];**
- > **PRoW and Permissive Path Plan [EN010159/APP/7.7]; and**
- > **Mitigation Plan [EN101059/APP/7.7].**

In accordance with Regulation 5(5) of the APFP Regulations, the Applicant retains all responses to the consultation carried out under Part 5 of the PA 2008 and can make them available at the request of the Planning Inspectorate and/or the Secretary of State.

The Applicant will keep all application documents under review and will endeavour to provide updates (where it considers it necessary to do so) during the examination of the Application considering questions and comments received from the Examining Authority and Interested Parties.

We look forward to hearing from you in relation to a formal acceptance of this Application. If we can be of any assistance, please do not hesitate to contact us using the details provided below.

Yours sincerely,

A large black rectangular box redacting the signature of Daniel Boyd.

Daniel Boyd  
One Earth Project Lead

  
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